050.0	0002	0005.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,109,700	/	1,109,700
USE VALUE:	1,109,700	/	1,109,700
ASSESSED:	1,109,700	/	1,109,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		RUSSELL TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CARITAS COMMUNITIES INC
Owner 2:	
Owner 3:	
Street 1:	150 WOOD ROAD SUITE 300
Street 2:	
Twn/City:	BRAINTREE
St/Prov:	MA Cntry: Own Occ: N
Postal:	02184 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 12,736 Sq. Ft. of land mainly classified as Housing, Oth with a Multi-Conver Building built about 1900, having primarily Vinyl Exterior and 4092 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 1 HalfBath, 23 Rooms, and 20 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R4	TOWNHOU	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
959	12736.000	548,200		561,500	1,109,700
Total Card	0.292	548,200		561,500	1,109,700
Total Parcel	0.292	548,200		561,500	1,109,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 271.19 | /Parcel: 271.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 050.0-0002-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	959	FV	548,200	0	12,736.	561,500	1,109,700	1,109,700	Year End Roll	12/18/2019
2019	959	FV	428,700	0	12,736.	561,500	990,200	990,200	Year End Roll	1/3/2019
2018	959	FV	428,700	0	12,736.	377,000	805,700	805,700	Year End Roll	12/20/2017
2017	959	FV	400,400	0	12,736.	360,900	761,300	761,300	Year End Roll	1/3/2017
2016	905	FV	400,400	0	12,736.	328,900	729,300	729,300	Year End	1/4/2016
2015	905	FV	329,400	0	12,736.	264,700	594,100	594,100	Year End Roll	12/11/2014
2014	905	FV	329,400	0	12,736.	236,600	566,000	566,000	Year End Roll	12/16/2013
2013	905	FV	343,600	0	12,736.	224,600	568,200	568,200		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 4201

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COAKLEY CHRISTI	28156-118		1/29/1998		350,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/20/2017	76	Porch	4,800	C				
1/19/2017	69	Insulate	2,247	C				
3/2/2011	110	Demoliti	6,000					DEMO BARN
4/29/1998	281	Alterati	120,000					REM BATHS/KIT/WIND
10/8/1996	514	Manual	650					STAIRS FOR FIRE ES

ACTIVITY INFORMATION

Date	Result	By	Name
4/18/2000	Inspected	243	PATRIOT
1/4/2000	Measured	263	PATRIOT
12/1/1988		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
959	Housing, Oth		12736		Sq. Ft.	Site		0	70.	0.63	11									561,453						561,500	

Total AC/HA: 0.29238 | Total SF/SM: 12736 | Parcel LUC: 959 | Housing, Oth | Prime NB Desc: ARLINGTON | Total: 561,453 | Spl Credit | Total: 561,500

USER ACCT

34876

GIS Ref

GIS Ref

Insp Date

04/18/00

!4201!

PRINT

Date	Time
12/10/20	19:15:37

LAST REV

Date	Time
02/28/17	08:31:14

danam

USER DEFINED

Prior Id # 1:	34876
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	4	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	Average
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	0.90659821
Const Adj.:	0.99000001
Adj $ / SQ:	143.605
Other Features:	129000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	794490
Depreciation:	246292
Depreciated Total:	548198

COMMENTS

LODGING HOUSE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	23	BRs:	20	Baths:	4	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	23	20	
Totals			
1	23	20	

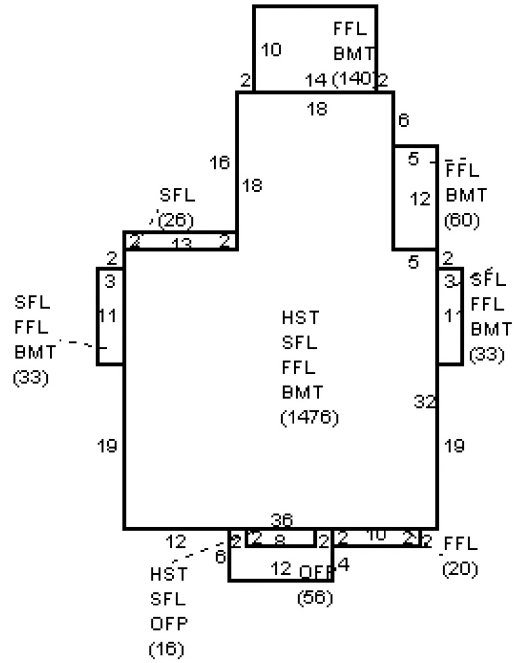
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	143.61
Special Features:	0	Val/Su Net:	92.82
Final Total:	548200	Val/Su SzAd	133.97

SKETCH



11

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,762	143.610	253,032
BMT	Basement	1,742	43.080	75,048
SFL	Second Floor	1,584	143.610	227,471
HST	Half Story	746	143.610	107,129
OFP	Open Porch	72	39.020	2,810

Net Sketched Area:	5,906			Total:	665,490
Size Ad	4092	Gross Are	6652	FinArea	4092

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

050.0-0002-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	